



# City of Huntington Beach

2000 MAIN STREET

CALIFORNIA 92648

## DEPARTMENT OF PLANNING

July 21, 2009

To: Interested Parties

**SUBJECT: Public Notice Of Availability  
RECIRCULATED Draft Mitigated Negative Declaration No. 08-017 (Goodell  
Property Pre-zoning and Annexation)**

Notice is hereby given by the Department of Planning of the City of Huntington Beach that the following Recirculated Draft Mitigated Negative Declaration has been prepared:

**RECIRCULATED Draft Mitigated Negative Declaration No. 08-017** analyzes the potential environmental impacts associated the pre-zoning and annexation of approximately 6.2 acres of property located at the terminus of Bolsa Chica Street, south of Los Patos Avenue, in an unincorporated area of Orange County on the upper bench of the Bolsa Chica Mesa, adjacent to the City of Huntington Beach.

Recirculation is required because new information has been obtained, which necessitated revisions to the document that resulted in the incorporation of new mitigation measures in the topical areas of biological resources and cultural resources.

Prior to submittal of an annexation application to the Local Agency Formation Commission (LAFCO), the City must establish zoning for the property and adopt the annexation by resolution. Pre-zoning of the subject site includes a Zoning Map Amendment to establish zoning designations of approximately 3.2 acres of Residential Low Density (RL), 2.0 acres of Open Space – Parks & Recreation (OS-PR) and 1.0 acre of Coastal Conservation (CC) for the 6.2 acre site. The entire site will also have a CZ (Coastal Zone) Overlay designation. **No development is proposed for the site.**

The CC zoning designation is intended to preserve important chenopod scrub habitat on the site and protect environmentally sensitive species within and adjacent to the project site. This area consists of steep bluffs and would not be developed. In addition, the CC designation contains a small fraction of the required 100-foot buffer from the agricultural pond area that was designated as wetlands on the adjacent Shea property located at the toe of the slope.

The OS-PR zoning designation would carve out a small 0.5-acre recreational area in the southwest portion of the site overlooking the wetlands, lowlands and ESHA below. This area may be developed in the future with a bench and walking path to provide users with a tranquil space for reflection and contemplation. This area may also be a start/finish area for users of the existing decomposed granite trail along the boundary of the Brightwater development adjacent to the project site. The remaining portion of the OS-PR designation consists of a sloped area between the RL

zoned portion of the site and the Shea property to the east, which begins at the toe of the slope. This area is intended to remain as a passive area and could potentially be enhanced with native and/or coastal vegetation.

With the proposed RL zoning designation, allowable uses for the site would include development of up to 22 dwelling units based on the RL zoning provisions of seven dwelling units per acre. Other uses that could potentially be developed on the subject site provided all applicable codes and regulations can be complied with are: limited day care and residential care homes, nurseries and horticulture facilities and wireless communications facilities.

Once the pre-zoning of the site has been established and annexation has been approved by LAFCO, the property would also require a general plan amendment and a local coastal program amendment, subject to approval by the California Coastal Commission, to establish land use designations in the General Plan Land Use Element and the City's Certified Local Coastal Program. Although no development is being contemplated for the site, any future development proposal would require a coastal development permit, environmental assessment and/or a conditional use permit and tentative tract map based on the proposed development.

The City of Huntington Beach is the lead agency for compliance with the California Environmental Quality Act.

**The Recirculated Draft Mitigated Negative Declaration will be available for public review and comment for thirty (30) days commencing Monday, July 27, 2009 and ending Tuesday, August 25, 2009. Subsequent to the comment period, a public hearing will be scheduled before the City of Huntington Beach Planning Commission. The public hearing is tentatively scheduled for late Summer/early Fall 2009.**

**A copy of the Recirculated Draft Mitigated Negative Declaration is on file with the Planning Department, City of Huntington Beach City Hall, 2000 Main Street, Huntington Beach, California. A copy of Recirculated Draft Mitigated Negative Declaration No. 08-017 is also available for review at the Central Library, 7111 Talbert Avenue, Huntington Beach, California, the City Clerk's Office, 2000 Main Street, 2<sup>nd</sup> Floor, Huntington Beach, California and on the internet at <http://www.surfcity-hb.org/government/departments/planning/Environmentalreports.cfm>. Written comments on the Recirculated draft MND must be submitted to Jennifer Villasenor, Associate Planner, City of Huntington Beach Planning Department, 2000 Main Street, Huntington Beach, California 92648 by 5:00 p.m., Tuesday, August 25, 2009.**

**The project site is not present on any lists enumerated under Section 65962.5 of the Government Code including, but not limited to, lists of hazardous waste disposal sites,**

## PROJECT LOCATION

